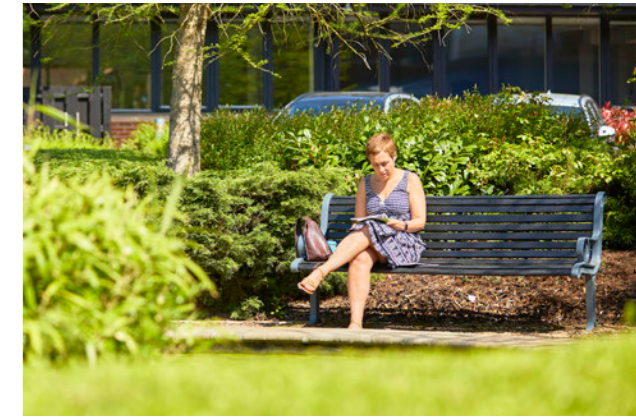




# Caldecotte Lake Business Park

MILTON KEYNES MK7 8LE

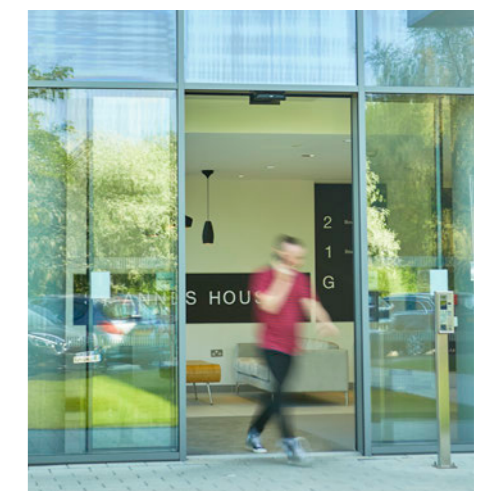
[caldecottelakebusinesspark.com](http://caldecottelakebusinesspark.com)



# A work & life balance

Caldecotte Lake Business Park affords the perfect blend of modern office space within an exceptional natural environment.

Totaling in excess of 200,000 sq ft, the park attracts start-ups through to multinational companies. The park offers high quality office space in landscaped grounds with excellent on site amenities.



# A thriving business community

← Bow Brickhill Station  
(Bletchley & Bedford)

rightmove

Lakeshore  
Fitness

New East /  
West Rail Link

Countrywide

PARCEL FORCE  
WORLDWIDE

LAKE SHORE  
KITCHEN

3

5

Reception &  
Management Office

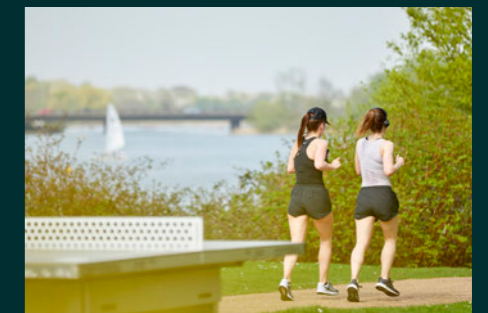
triad  
Mertex  
Technologies  
Wates  
HENNIGAN

UNIVERSAL  
UNIVERSAL MUSIC GROUP  
Bellway  
STRATEGY  
ANALYTICS  
Graphnet

Computacenter  
Vistry Group

Fitness Trim Trail,  
path and cycle

CALDECOTTE LAKE



## Be part of our community



### Lakeshore Kitchen

An on-site café that provides more than just coffee, including a variety of hot meal options with large outdoor and indoor seating areas.



### Lakeshore Fitness

A fully equipped and sizeable modern gym facility free of use for park tenants.



### Park Events

A real business community with regular events from BBQs to Bingo.



### Free Shuttle Bus

Regular shuttles to and from Central Milton Keynes, Kingston Centre during lunch and off-site parking.



### Corporate Events

A Year Round Calendar of events hosted by the park, free for occupiers to enjoy including the annual Summer BBQ and Festive Event in December.



### Cycle Routes

The cycle routes around the beautiful Caldecotte Lake link to the wider Milton Keynes cycle redways. Santander bikes are available to hire.



### Fitness Trim Trail

A trail featuring 8 different pieces of equipment to test and improve fitness. The trail can also be used for general exercise.



### Boating Lake

Caldecotte Lake has Watersports clubs offering canoeing, rowing and sailing suitable for a range of participants.

# 3

## High quality with flexibility

Building 3 provides two floors of office accommodation which has been split to provide 10 separate office suites totalling approximately 30,000 sq ft.

Each suite is self contained with a dedicated entrance, tenant signboard and separate WCs. The suites provide open plan modern office space refurbished to a high standard.

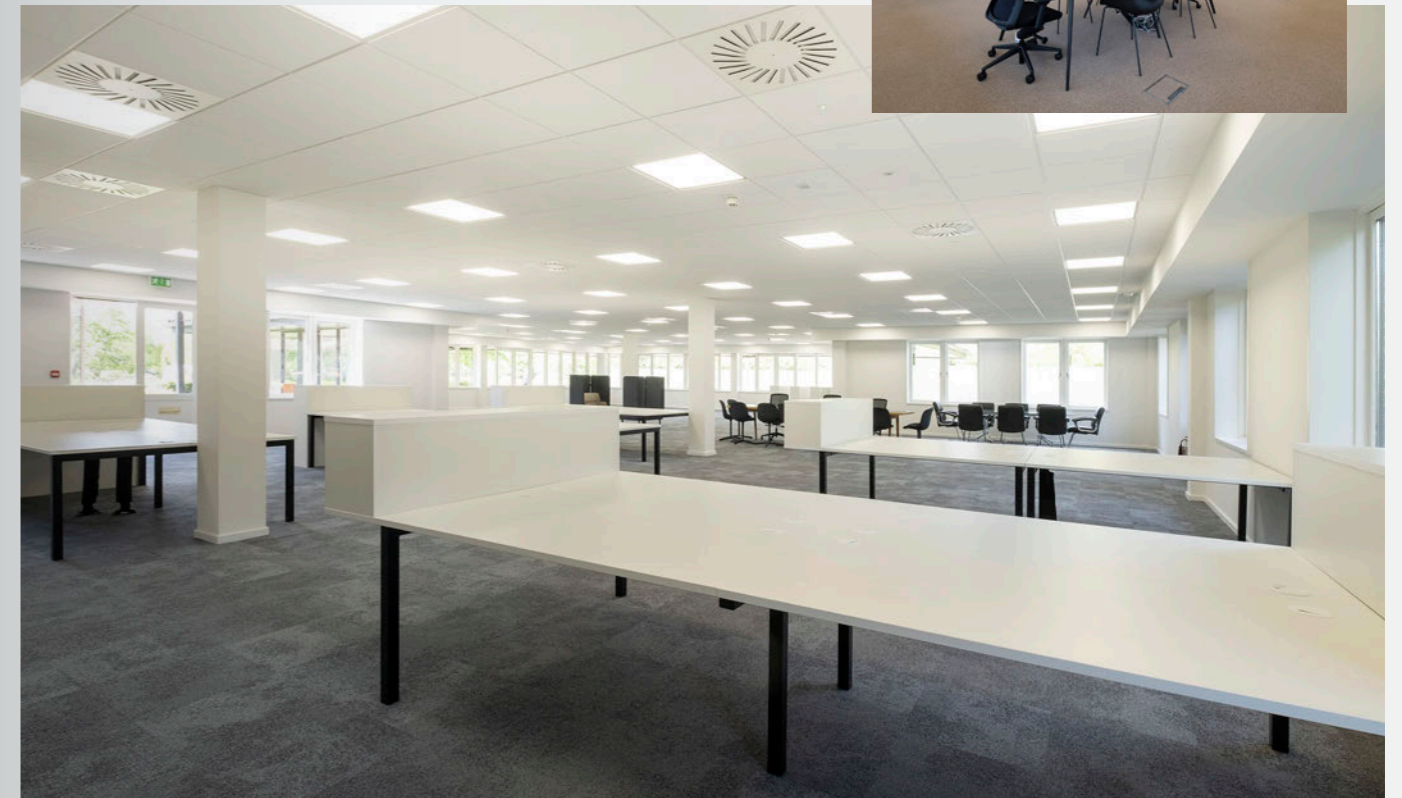
### Specification

- Air conditioning
- LED lighting
- Raised floors
- Fibre internet enabled
- Fully fitted to Cat A+
- Allocated parking
- Dedicated entrance
- External signage
- EV Charging is available (upon Request)



### Availability

Unit	sq ft	sq m
3.7	1,898	176



# 5

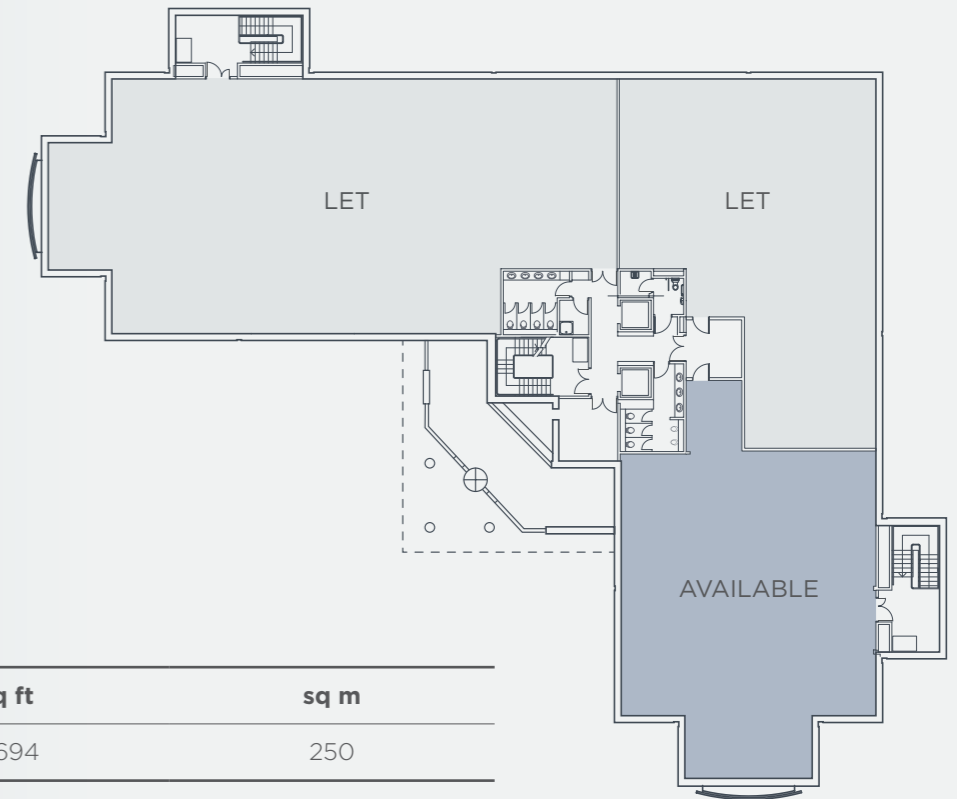
## Modern open plan offices

The available suite is situated on the second floor of Building 5, which benefits from a reception area and lift. The suite benefits from excellent natural light and great views over Caldecotte Lake.

### Specification

- Air conditioning
- Suspended ceilings with lighting
- Raised floors
- Kitchenette
- 2 glass partitioned meeting rooms
- 7 car parking spaces

G



### Availability

Floor	sq ft	sq m
Part Ground	2,694	250





# Milton Keynes is a vibrant city...

...a retail and leisure destination, with an extensive range of shops, restaurants, theatres, entertainment venues and outdoor spaces.



# A city for growth

Milton Keynes' is situated within the UK Growth Corridor, which has vital economic importance and is already home the leading science and technology companies. The aim is to deliver 1m new homes and jobs by 2050 aided by the new rail link between Oxford and Cambridge due in 2023.



# Travel with ease

It's location has helped it become one of the fastest growing towns in the UK, being at the heart of the country's transport infrastructure linking the town to the UK and Europe.

Situated just five miles south east of Central Milton Keynes the Caldecotte Lake Business Park is well served by road, rail and air.



**6 miles to Central MK**



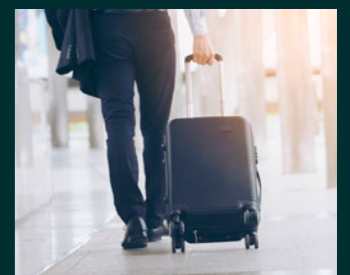
**6 miles to the M1 motorway**



**33 minutes to London Euston**



**30 minutes to Luton Airport**



By Road	Miles	Mins
Central MK	06	11
M1 (J14)	05	10
M1 (J13)	06	12

By Rail	Mins
Bow Brickhill to Bletchley	05
Milton Keynes to London Euston	33
Bletchley to London Euston	40
Bow Brickhill to Bedford	35
Milton Keynes to to Birmingham New St	52

By Air	Miles	Mins
Luton	21	30
Heathrow	50	60
Birmingham	64	75
Stansted	69	75



# Caldecotte Lake Business Park

MILTON KEYNES MK7 8LE



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March 2023.